



**150, Southampton Road, Eastleigh, SO50 5QX**  
**£325,000**

A substantial 4 Bedroom Victorian home, conveniently located for Eastleigh Town Centre and fast motorway links. This family sized home, boasts 4 double sized bedrooms, family bathroom, separate shower room. Lounge, dining room with galley style kitchen and conservatory to the rear. Enclosed rear garden and off road parking is available.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed by a dropped kerb to a tarmacadam driveway providing off road parking.

An under croft provides pedestrian access to the rear garden.

A recessed upvc door with obscure double glazed window opens to

### Entrance Porch

Smooth plastered ceiling with coving, downlighter, coir matting.

A six panel with glazed inserts opens to

### Entrance Hallway

Smooth plastered ceiling with coving, two ceiling downlighters, double panel radiator, engineered oak flooring.

A four panel door with two glazed inserts leads through into the lounge and also dining room.

Staircase leading to the first floor landing.

### Lounge 12'3" + walk in bay x 9'10" (3.75 + walk in bay x 3.01)

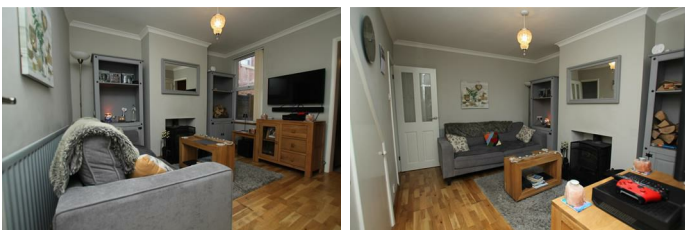
Smooth plastered ceiling with coving, ceiling light point, walk in upvc double glazed bay window, double panel radiator, continuation of flooring from the entrance hallway. A cupboard opens and houses the electric meter and consumer unit. Provision of power points, television point.



### Dining Room 11'7" x 10'0" (3.55 x 3.06)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, continuation of flooring from entrance hallway and lounge. Single panel radiator, provision of power points. The room centres on a log burning stove with granite hearth.

A under stairs storage cupboard provides power with a four panel door opening to a sani flow wc system.



### Kitchen 14'3" x 7'6" (4.35 x 2.29)

A large galley style kitchen with a smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect and a upvc double glazed window overlooking the conservatory. A double glazed door gives direct access to the conservatory.

Fitted with a range of oak fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, five burner gas hob, mid height electric fan assisted double oven, 'Hotpoint' dishwasher, space and plumbing for an undercounter washing machine and space for a tall fridge / freezer.

Behind a wall mounted cupboard a 'Worcester Bosch' combination boiler is concealed. Laminate floor covering.



### Conservatory 10'4" x 7'10" (3.16 x 2.41)

Constructed of low level walling with upvc double glazing over to, two elevations and a solid wall to the other. Polycarbonate roof, upvc double glazed patio doors giving direct access onto the rear garden.



### Rear Garden

Stepping out onto an area laid to patio and to the side return. The garden is principally laid to lawn and enclosed by six foot panel fencing.

A large shed benefiting from power is located to the rear boundary.

A pedestrian gate to the side, gives access back to the front of the property.



Fitted with a three piece white suite comprising pedestal wash hand basin, panel bath and wc with push flush.



### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. With a smooth plastered ceiling, four downlighters, access to the roof void, power point and a heated towel rail.

A four panel door opens to a cupboard providing slatted linen shelving.

### Bedroom 1 11'2" x 12'1" (3.42 x 3.70)

Smooth plastered ceiling, ceiling light point, double panel radiator, upvc double glazed window to the front aspect, provision of power points.



### Shower Room 6'0" x 4'5" (1.84 x 1.36)

Smooth plastered ceiling, two down lighters, extractor fan, obscure upvc double glazed window to the side aspect. Wall mounted wash hand basin, close coupled wc, shower enclosure with 'Dimplex' electric shower within and aquaboard panelling.



### Bedroom 2 12'0" x 9'1" max (3.68 x 2.78 max)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points and television point. This room benefits from fitted wardrobes making use of the chimney breast recess providing hanging rail and shelving over.

### Bedroom 3 10'9" x 8'5" (3.29 x 2.57)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.

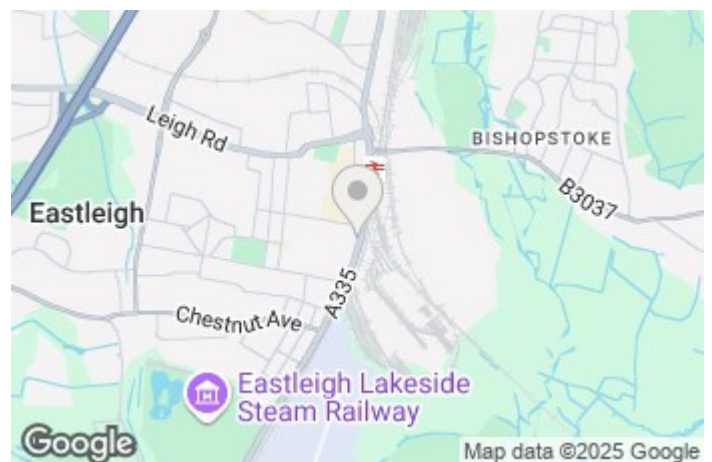
### Bedroom 4 11'8" x 7'4" (3.57 x 2.24)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, single panel radiator, laminate floor covering.

### Family Bathroom 7'2" x 7'6" (2.20 x 2.30)

Smooth plastered ceiling, three down lighters, extractor fan, access to the roof void, upvc obscure glazed window to the side aspect, double panel radiator, linoleum floor covering.

### Council Tax Band B





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	